Your Address

Your City, State, ZIP Code

(*Your email address, if sending via email*)

September 09, 2020

To Whom It May Concern

COMPLAINT AGAINST THE CONDITION OF TENANCY AND VIOLATION OF TENANT'S RIGHTS

My name is _____. I am a tenant occupying _____ located at _____. I am writing this letter to formally complain about the critical, unfair and unreasonable conditions that I have been subjected to under my tenancy with the landlord. In addition to the aforementioned conditions, my rights are being violated.

On ____ December, 2019, I rented an _____ apartment located at _____. Meanwhile, prior to the aforementioned date, a certain apartment was advertised and introduced to me on/by _____, which apartment has everything new. On the strength of the state and good condition of the apartment, I negotiated for the apartment and made payment of the sum of $_____ for same. After payment of the rent of $_____ (_____ Dollars), I had a bonus of the sum of $700 (Seven Hundred Dollars) which I never collected from the

landlord. Unfortunately, at the point of concluding the transaction and taking possession of the said apartment, an apartment different from the apartment that I negotiated for was introduced which I subsequently found that the appliances are in the apartment are either old or in bad condition, and some nonfunctional. The landlord promised to repair everything in the apartment towards ensuring the apartment is in good condition. In view of the circumstances, I had no option than to take possession of the said new apartment shown to me. More so as I was constrain. A copy of the Tenancy Agreement is herein attached as “Annexure ____”. Further to the above, The landlord amended my starting date of lease twice, as I was supposed to move in by October 10, 2020, meanwhile, the lease commenced on October 19, 2020 which resulted in making me incur $7000 for moving warehouses and the cost of the storage.

From the date I moved into the apartment, I had done several repairs and purchased items/appliance in the apartment when it became obvious to me that the landlord was not ready to fix or replace them after repeated request to him to do so. For instance, I had to purchase a new washing machine and dryer on my personal account, when I moved into the apartment, I met the oven tempered glass broken, the plumbing was turn. Furthermore, the CCTV camera that was installed in the apartment was not operational, as a result, on January 19, 2020,

my car that was parked within the premises of the apartment was broken into and my government weapons (rifle and handgun) were stolen. The CCTV camera could not record the event of the breaking into the car and the stealing of the weapons. All efforts to trace the theft proved abortive principally on the grounds that the CCTV camera that was in the apartment was probably a camouflage cameras). Consequently, the CCTV camera was change pursuant to the outcome of the police investigation. Find a copy of the police report attached to this letter as “Annexure _____”.

As a matter of fact, from January to June 2020, I stayed in the apartment without AC and HAVAC resulting in no ventilation. The Mold is all over the bathroom shower and the windows. The apartment was recently invaded by a weird bug or file even after treating and fumigating the place they still exist.

Furthermore, the landlord contravened the relevant provisions of _____ by arbitrary increasing the rent of the apartment by $_____ without the requisite _____ days notice to notify me of the proposed increase. To further frustrate me, in February, 2020, the landlord deliberately revoked my access to my login portal and making payment with the use of my credit card which the landlord already had the authorization to charge my card in order to make payment for rent using my login portal as at when due. The landlord thereby denied me the use of the portal for payment, and compelled me to pay due rent by using a certified

check. The landlord subjected me to pay $50 extra plus the delay penalties which 20% of the rent while the landlord had my credit card and the requisite authorization to charge the credit card. I need to access the portal to increase the limit.

From the totality of the unreasonable and unwarranted conditions of the landlord, I hereby posit that the acts of the revoking the services while I was still in possession of the apartment and still retain same, the landlord violated the statutory provisions of Georgia Landlord Tenant Laws which provides that a landlord is statutorily bound to “keep the premises in repair. He shall be liable for all substantial improvements placed upon the premises by his consent,” as set forth in 44-7-13. It is important to point out that it is illegal to revoke the services that I am entitled to while I am still occupying.

I look forward to your reply and a resolution to my problem and will wait until _____ before seeking help from a consumer protection agency and/or filing a lawsuit against the landlord in law court. Please contact me at the above address or by phone at _____

Sincerely,

Your name

Enclosure(s)